

**NOTICE OF RESULTS
CITY OF PHOENIX
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** held a meeting open to the public on **January 8, 2026, at 6:00 p.m. located in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona** and virtually via Webex.

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

Approved

1a. For Approval or Correction of the Planning Commission hearing minutes of October 6, 2025.

**Continued to
February 5, 2026**

1b. For Approval or Correction of the Planning Commission hearing minutes of November 6, 2025.

CONTINUANCE / WITHDRAWAL REQUESTS

**Continued to February 2.
5, 2026, without fee**

Application #:

Z-106-25-8

(Continued from December 4, 2025)

From:

PSC

To:

C-2

Acreage:

14.17

Location:

Southeast corner of 16th Street and Portland Street

Proposal:

Grocery store with banquet hall

Applicant:

Madison Leake, Burch & Cracchiolo, P.A.

Owner:

Lutfy Family Limited Partnership

Representative:

Madison Leake, Burch & Cracchiolo, P.A.

**Continued to February 3.
5, 2026, without fee**

Application #:

GPA-EST-1-25-7

(Companion Case Z-119-25-7)

(Continued from December 4, 2025)

From:

Residential 2 to 3.5 dwelling units per acre / MUA

To:

Industrial

Acreage: 39.69
 Location: Southeast corner of 75th Avenue and Broadway Road
 Proposal: Minor General Plan Amendment to accommodate industrial development
 Applicant: John Buckel, MP Environmental Services, Inc.
 Owner: Rex Calderwood, Calderwood Properties, LLC
 Representative: William Lally, Tiffany & Bosco, P.A.

Continued to February 4,
 5, 2026, without fee

Application #: **Z-119-25-7**
(Companion Case GPA-EST-1-25-7)
(Continued from December 4, 2025)
 From: R1-10
 To: A-1
 Acreage: 39.69
 Location: Southeast corner of 75th Avenue and Broadway Road
 Proposal: Staging of equipment, office, and shop/repair facility
 Applicant: John Buckel, MP Environmental Services, Inc.
 Owner: Rex Calderwood, Calderwood Properties, LLC
 Representative: William Lally, Tiffany & Bosco, P.A.

REZONING CASES

Approved, per the
 Desert View VPC
 recommendation

5. **Application #:** **Z-237-M-85-2**
 From: C-1 PCD and C-1 PCD (Approved C-2 PCD)
 To: C-2 PCD
 Acreage: 8.34
 Location: Southeast corner of Cave Creek Road and Desert Willow Parkway
 Proposal: Major Amendment to the Tatum Ranch PCD to allow a commercial center, including a billiards hall within an existing restaurant
 Applicant: Shawn Manning, Cactus Racks
 Owner: Morgan Holding Company, LLC
 Representative: Alex Hayes, Withey Morris Baugh, PLC

Approved, per the
 Paradise Valley VPC

6. **Application #:** **Z-127-25-2**
 From: S-1 DVAO

recommendation		To: A-1 DVAO Acreage: 0.54 Location: Approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue Proposal: Storage and overflow parking Applicant: Sara GilBride, Prefling Engineering Owner: Kirk Guthrie, Kirk & Toby, LLC Representative: Michael Prefling, Prefling Engineering
Approved, per the Maryvale VPC recommendation	7.	Application #: Z-121-25-4 (Related Case Z-SP-9-25-4) From: IND PK To: C-2 Acreage: 1.34 Location: Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue Proposal: Commercial uses Applicant: Shaine Alleman, Tiffany & Bosco, P.A. Owner: LNL Holdings, LLC Representative: Shaine Alleman, Tiffany & Bosco, P.A.
Approved, per the Maryvale VPC recommendation	8.	Application #: Z-SP-9-25-4 (Related Case Z-121-25-4) From: IND PK (Pending C-2) To: C-2 SP Acreage: 1.34 Location: Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue Proposal: Special Permit to allow used automobile sales and all underlying C-2 uses Applicant: Shaine Alleman, Tiffany & Bosco, P.A. Owner: LNL Holdings, LLC Representative: Shaine Alleman, Tiffany & Bosco, P.A.
Withdrawn, per the applicant's request	9.	Application #: Z-132-25-1 From: S-1 To: R1-18 Acreage: 1.25 Location: Approximately 330 feet west of the southwest corner of 31st Avenue and Dynamite Boulevard Proposal: Single-family residential

Applicant: Renzo Curay, Galileo Group, PLLC
Owner: Randy Schmille, 3125 Dynamite, LLC
Representative: Renzo Curay, Galileo Group, PLLC

Approved, per the staff 10. memo dated January 7, 2026, with additional stipulations and with direction

Application #: Z-44-25-6
(2400 Biltmore Residential PUD)
(Continued from December 4, 2025)
From: C-2 PCD
To: PUD
Acreage: 7.68
Location: Northeast corner of 24th Street and Arizona Biltmore Circle
Proposal: Planned Unit Development to allow mixed use multifamily residential, office and restaurant; and PCD (Planned Community District) removal
Applicant: JDMD Biltmore, LLC
Owner: JDMD Biltmore, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

OTHER BUSINESS

No information requested

11. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

None

12. The Planning Commission may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above items.

NEXT STEPS/FUTURE MEETINGS

1. For cases if appealed, the City Council public hearing will be held on February 4, 2026 at 2:30 p.m. If not appealed, the ordinance adoption will be on February 4, 2026 at 2:30 p.m. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Saneeya Mir at 602-686- 6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.